

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year <u>2013</u> as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 31, 2013

Legal Description of Property

Square: 0748 Lot: 0808

Property Address: 3rd Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	1,875,000	Land	1,875,000
Building	-0-	Building	-0-
Total	\$ 1,875,000	Total	\$ 1,875,000

Rationale: The Real Property Tax Appeals Commission (RPTAC) reviewed the submissions by the Office of Tax & Revenue (OTR) and the Petitioner and listened to arguments from both parties at a hearing on December 13, 2012. The bases for the appeal are equalization and valuation. The Petitioner argues that the site is limited in its development potential because it is improved by the Uline Arena. Due it its configuration, its space is effectively limited to two floors. Further, the Petitioner argues OTR's comparable property selection in its sales comparison analysis doesn't properly account for the fact that the subject is located on the east side of the railroad tracks, which head northward from Union Station. The Petitioner states OTR's selection of comparable properties on the west side of the railroad tracks is improper for purposes of valuing the subject, because the railroad tracks create a type of border between two markets and that properties on the east side of the tracks historically transact at lower values than properties on the west side.

OTR disagrees with the Petitioner's analysis and argues that market evidence supports the proposed assessment. The Petitioner failed to show that OTR's analysis did not go far enough in its consideration of the unique and challenging development characteristics of the Uline Arena. While the Petitioner's evidence shows what might be a gradual decline in values from the Central Business District to the west to the heavily residential influenced properties to the east, it does not sufficiently establish that the railroad tracks serve as a yes/no variable on value. While generally lower values are found to the east, the argument that properties are uniformly and exactly 5% less on the east side of the railroad tracks is insufficiently made. The subject's close proximity to the railroad tracks, and thus its close proximity to the west side of them begs the question that if there is a gradual decline in values, how is the subject affected? The Petitioner does not meet its burden of proof in refuting OTR's analysis and failed to show by a preponderance of the evidence that OTR's analysis is erroneous. Therefore, the RPTAC sustains OTR's proposed assessment value for tax year 2013.

COMMISSIONER SIGNATURES

Andrew Dorchester Cliftine Jones

FURTHER APPEAL PROCEDURES



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Date: January 31, 2013

Legal Description of Property

Square: 0748 Lot: 0809

Property Address: 3rd Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	878,250	Land	878,250
Building	-0-	Building	-0-
Total	\$ 878,250	Total	\$ 878,250

Rationale: The Real Property Tax Appeals Commission (RPTAC) reviewed the submissions by the Office of Tax & Revenue (OTR) and the Petitioner and listened to arguments from both parties at a hearing on December 13, 2012. The bases for the appeal are equalization and valuation. The Petitioner argues that the site is limited in its development potential because it is improved by the Uline Arena. Due it its configuration, its space is effectively limited to two floors. Further, the Petitioner argues OTR's comparable property selection in its sales comparison analysis doesn't properly account for the fact that the subject is located on the east side of the railroad tracks, which head northward from Union Station. The Petitioner states OTR's selection of comparable properties on the west side of the railroad tracks is improper for purposes of valuing the subject, because the railroad tracks create a type of border between two markets and that properties on the east side of the tracks historically transact at lower values than properties on the west side.

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Date: January 31, 2013

Legal Description of Property

Square: 0748 Lot: 0810
Property Address: 3rd Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	1,708,250	Land	1,708,250
Building	-0-	Building	-0-
Total	\$ 1,708,250	Total	\$ 1,708,250

Rationale: The Real Property Tax Appeals Commission (RPTAC) reviewed the submissions by the Office of Tax & Revenue (OTR) and the Petitioner and listened to arguments from both parties at a hearing on December 13, 2012. The bases for the appeal are equalization and valuation. The Petitioner argues that the site is limited in its development potential because it is improved by the Uline Arena. Due it its configuration, its space is effectively limited to two floors. Further, the Petitioner argues OTR's comparable property selection in its sales comparison analysis doesn't properly account for the fact that the subject is located on the east side of the railroad tracks, which head northward from Union Station. The Petitioner states OTR's selection of comparable properties on the west side of the railroad tracks is improper for purposes of valuing the subject, because the railroad tracks create a type of border between two markets and that properties on the east side of the tracks historically transact at lower values than properties on the west side.

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Date: January 31, 2013

Legal Description of Property

Square: 0748 Lot: 0811

Property Address: 3rd Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	268,830	Land	268,830
Building	-0-	Building	-0-
Total	\$ 268,830	Total	\$ 268,830

Rationale: The Real Property Tax Appeals Commission (RPTAC) reviewed the submissions by the Office of Tax & Revenue (OTR) and the Petitioner and listened to arguments from both parties at a hearing on December 13, 2012. The bases for the appeal are equalization and valuation. The Petitioner argues that the site is limited in its development potential because it is improved by the Uline Arena. Due it its configuration, its space is effectively limited to two floors. Further, the Petitioner argues OTR's comparable property selection in its sales comparison analysis doesn't properly account for the fact that the subject is located on the east side of the railroad tracks, which head northward from Union Station. The Petitioner states OTR's selection of comparable properties on the west side of the railroad tracks is improper for purposes of valuing the subject, because the railroad tracks create a type of border between two markets and that properties on the east side of the tracks historically transact at lower values than properties on the west side.

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James Walker



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Date: January 31, 2013

Legal Description of Property

Square: 0748 Lot: 0812

Property Address: 1132 3rd Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	3,043,880	Land	3,043,880
Building	167,160	Building	167,160
Total	\$ 3,211,040	Total	\$ 3,211,040

Rationale: The Real Property Tax Appeals Commission (RPTAC) reviewed the submissions by the Office of Tax & Revenue (OTR) and the Petitioner and listened to arguments from both parties at a hearing on December 13, 2012. The bases for the appeal are equalization and valuation. The Petitioner argues that the site is limited in its development potential because it is improved by the Uline Arena. Due it its configuration, its space is effectively limited to two floors. Further, the Petitioner argues OTR's comparable property selection in its sales comparison analysis doesn't properly account for the fact that the subject is located on the east side of the railroad tracks, which head northward from Union Station. The Petitioner states OTR's selection of comparable properties on the west side of the railroad tracks is improper for purposes of valuing the subject, because the railroad tracks create a type of border between two markets and that properties on the east side of the tracks historically transact at lower values than properties on the west side.

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Date: January 31, 2013

Legal Description of Property

Square: 0759 Lot: 0043

Property Address: 23 2nd Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	921,780	Land	921,780
Building	1,866,820	Building	1,866,820
Total	\$ 2,788,600	Total	\$ 2,788,600

Rationale:

Pursuant to statute, the Petitioner must demonstrated, by a preponderance of the evidence, that the proposed Tax Year 2013 assessment for the real property by the Office of Tax and Revenue (OTR) does not represent the estimated value of the property as of January 1, 2012, valuation date.

The bases of the appeal are equalization and valuation. The Petitioner however provided no evidence to challenge the equalization basis of the appeal. The subject property is a 32-unit apartment building that was built in 1927 and located in the Capitol Hill area of the District of Columbia, steps from the Capitol Building. It is composed of all efficiency units.

The RPTAC reviewed the submissions by the OTR and the Petitioner. The Petitioner utilized the income approach to value and the Assessor at the RPTAC hearing presented the Appraiser's Summary Report, which supplied evidence of three sales of multi-unit apartment buildings in the same Capitol Hill neighborhood as the subject's location. The subject's valuation at approximately \$87,000 per unit is well below the per unit valuations of three comparable multi-unit apartment buildings provided by the OTR. The RPTAC, after further review finds the OTR's valuation conclusion reached by its sales comparison is reliable.

In consideration of the aforementioned, the RPTAC sustains the proposed assessment for the Tax Year 2013.

COMMISSIONER SIGNATURES

Andrew Dorchester

FURTHER APPEAL PROCEDURES

Sean warneld



IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statutes you Are hereby notified of your assessment for the current year 2013 as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 30, 2013

Legal Description of Property

Square:

0891 Lot: 0812

Property Address: 626 8th Street, NE.

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	575,000	Land	575,000
Building	465,200	Building	465,200
Total	\$ 1,040,200	Total	\$ 1,040,200

Rationale:

The Real Property Tax Appeals Commission (RPTAC) reviewed the submissions by the Office of Tax & Revenue (OTR) and the Petitioner and listened to arguments from both parties at a hearing on December 13. 2012. The bases for the appeal are equalization and valuation. The Petitioner argues OTR's imputed gross potential income is overstated and that it misclassified the property and thus errs in its capitalization analysis. The support the Petitioner provides in its submission is insufficient for purposes of substantiating its argued gross potential income and ultimately the expense assumptions and resulting net operating income that is the basis for the Petitioner's argued value. The submissions and arguments made by the Petitioner further do not adequately refute the market evidence presented by OTR. The Petitioner does not meet its burden of proof in refuting OTR's analysis and failed to show by a preponderance of the evidence that OTR's analysis is erroneous. Therefore, the RPTAC sustains OTR's proposed assessment value for tax year 2013.

COMMISSIONER SIGNATURES

Andrew Dorchester

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	Date:	January 31, 2013	
Legal Descr	iption of Property		
Square: 099	95 Lot: 0034		
Property Ad	dress: 718 12 th Street, SE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	312,130	Land	312,130
Building	-0-	Building	-0-
Total	\$ 312,130	Total	\$ 312,130

Rationale

The aforementioned square and lot are part of a larger economic unit, a portion of which the proposed assessed value for tax year 2013 is being appealed by the Petitioner. The Petitioner is not appealing this square and lot.

COMMISSION SIGNATURES

Andrew Dorchester

Cliftine Jones

Sean Warfield

FURTHER APPEAL PROCEDURES



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Sean Warfiel

	Date:	January 31, 2013	
Legal Desci	ription of Property	•	
Square: 09	95 Lot: 0830		
Property Ac	ddress: 718 12 th Street, SE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	379,380	Land	379,380
Building	1,363,240	Building	1,363,240
Total	\$ 1,742,620	Total	\$ 1,742,620

Rationale:

The aforementioned square and lot are part of a larger economic unit, a portion of which the proposed assessed value for tax year 2013 is being appealed by the Petitioner. The Petitioner is not appealing this square and lot.

COMMISSIONER SIGNATURES

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Cliftine Jones

FURTHER APPEAL PROCEDURES



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	Date:	January 31, 2013	
Legal Descr	iption of Property		
Square: 09	95 Lot: 0834		
	dress: 709 12 th Street, SE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	408,380	Land	408,380
Building	-0-	Building	-0-
Total	\$ 408,380	Total	\$ 408,380

Rationale:

The aforementioned square and lot are part of a larger economic unit, a portion of which the proposed assessed value for tax year 2013 is being appealed by the Petitioner. The Petitioner is not appealing this square and lot.

COMMISSIONER SIGNATURES

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Date: January 31, 2013

Legal Description of Property

Square: 0995 Lot: 0835

Property Address: 709 12th Street SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	1,612,000	Land	1,612,000
Building	4,777,390	Building	2,865,682
Total	\$ 6,389,390	Total	\$ 4,477,682

Rationale:

The Real Property Tax Appeals Commission (RPTAC) reviewed the submissions by the Office of Tax & Revenue (OTR) and the Petitioner and listened to arguments from both parties at a hearing on December 13, 2012. The bases for the appeal are equalization and valuation. Petitioner argues that OTR's analysis the subject, which is occupied by a charter school with a 20 year lease, erroneously relies upon the cost approach to value. OTR argues that because there are no sales of schools to use as comparables for a sales comparison approach and because the income approach "is not the best approach to value for this type of property (special purpose)," that the cost approach is the most suitable approach.

While special purpose properties are often valued using the cost approach, there is no requirement in the valuation profession that they must be valued using the cost approach. Like the valuation of any type of property, the value type, nature of the property, rights being appraised, intended use and user, and other criteria are going to affect which valuation approach is most appropriate. Given the unique characteristics of a school, the cost approach is not an inappropriate valuation technique. However, in this case the subject is also an investment instrument for the owner of the property, an investment instrument with a 20-year lease. Analytically reconciling a cost approach with an income approach, and sales approach if the data is available, is a more acceptable valuation methodology. OTR has not performed that reconciliation in this case and sufficiently explained why the reconciliation is not necessary.

The Petitioner's argument that the income approach is the most appropriate valuation approach, given the unique characteristics of the subject and its lease, is insufficiently refuted by OTR and meets the burden of proof refuting OTR's analysis. The Petitioner's capitalization rate, however, is not sufficiently supported and does not meet its burden of proof. While no information was presented at the hearing or in OTR or the Petitioner's submissions, the RPTAC conducted additional research. The RPTAC is not aware of the charter school sales within the District, but sales in other urban areas in the nation show rates to range from 5.58% to 7.5%. The RPTAC's research is not

Square: 0995 Lot: 0835

Property Address: 709 12th Street SE

exhaustive and should not be relied on for purposes outside this matter, but does provide a generalized parameter. As the prevalence of charter schools grows in the nation and locally, it is incumbent upon any party using an income approach in the appeal of a charter school to rely on accurate and current capitalization date in the appeals process. Therefore, the RPTAC finds that a reduction in the proposed assessment for tax year 2013 is warranted.

COMMISSIONER SIGNATURES

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Cliftine Jones

Sean Warfield

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Date:	January 3	٧I.	21113
Date.	Julium y		2010

Legal Description of Property

Square: 0995 Lot: 0844

Property Address: 708 12th Street SE

	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	5,130	Land	5,130
Building	-0-	Building	-0-
Total	\$ 5,130	Total	\$ 5,130

Rationale:

The aforementioned square and lot are part of a larger economic unit, a portion of which the proposed assessed value for tax year 2013 is being appealed by the Petitioner. The Petitioner is not appealing this square and lot.

COMMISSIONER SIGNATURES

Andrew Dorchester

Cliftine Jones

Sean Warfield

FURTHER APPEAL PROCEDURES



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5.235.820

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20 2012

Building

Total

FINAL ASSESSMENT
FINAL ACCECMENT
FINAL ASSESSMENT
FINAL ASSESSMENT
5,234,820

Rationale:

Building

Total

The subject property is a multi-lot development site consisting of three lots: 0001, 0801, and 0802, and 99,187 square feet of land area. The Petitioner has indicated that environmental contamination and adverse subsurface conditions restrict the development capacity of the subject. The hearing for this matter was scheduled for December 13, 2012. On that date, the Petitioner and the Office of Tax and Revenue (OTR) Assessor stated that they intended to enter into a stipulation agreement as to lots 0801 and 0802 to equalize them with the proposed assessment of lot 0001, which was reduced by OTR at the first level of appeal. OTR and the Petitioner entered into a stipulation agreement on lots 0801 and 0802 based on the rationale for the proposed assessment of lot 0001. Accordingly, the proposed assessment of lot 0001 is sustained.

COMMISSIONER SIGNATURES

Hillary Lovick, Esq.

Donald Isaac

Richard Amato, Esq.

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5.235.820

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		Date:	January 30, 2013		
Legal Desci	ription of I	Property	•		
Square: 1	048S	Lot: 0801			
Property Ac	ddress: N	1 Street SE			
	ORIGINA	L ASSESSMENT		FINAL .	ASSESSMENT
Land		4,822,530	Land		2,087,607
Building		-0-	Building		-0-
Total	\$	4,822,530	Total	\$	2,087,607

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE CHIEF FINANCIAL OFFICER OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

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Virginia Sec.



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	Date	: January 30, 2013		
Legal Desci	ription of Property	-		
Square: 1	048S Lot: 0802			
Property Ac	ddress: M Street SE			
	ORIGINAL ASSESSMENT		FINAL	ASSESSMENT
Land	12,642,350	Land		5,472,696
Building	-0-	Building		-0-
Total	\$ 12,642,350	Total	\$	5,472,696

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

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RPTAC ASSESSMENT STIPULATION FORM

Lot (s)

802

Segle Sam

Suffix

Square

1048

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ear th	e intersection	on of 13th and M St	reets SE. The petitione	r submi	tted evide	nce that inc	licated the	at the entire
act of	land is enc	umbered with cont	aminated soil. Thus, C	TR red	uced the	original S/F.	AR of \$74	.5/FAR to
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IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year <u>2013</u> as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 31, 2013

Legal Description of Property

Square: 1190 Lot: 0077

Property Address: 1023 31st Street NW

	ORIGINAL ASSESSMENT	FINAL ASSESSMENT		
Land	1,664,210	Land	1,664,210	
Building	7,146,320	Building	7,146,320	
Total	\$ 8,810,530	Total	\$ 8,810,530	

Rationale:

Pursuant to statute, the Petitioner must demonstrated, by a preponderance of the evidence, that the proposed Tax Year 2013 assessment for the real property by the Office of Tax and Revenue (OTR) does not represent the estimated value of the property as of January 1, 2012, valuation date.

The subject property is a commercial building located in the Georgetown subdivision of the District of Columbia. The subject is a 29,775 square foot office building that experienced interior renovations most recently in calendar year 2008. The Petitioner's appeal is based on valuation and equalization; however no supporting documentation was submitted to prove the equalization case. The OTR and the Petitioner used the income approach to support their estimates of value. For the hearing before RPTAC, the Assessor presented an Appraiser's Summary Report which stated that for this hearing he provided an income analysis which adopted the Petitioner's PGI income as reported in the rent roll, and used a "generous cap rate" that generated a valuation which is greater than the proposed assessment. The Petitioner used a lesser amount than the amount represented in the income and expense report and therefore achieved a lower valuation.

The RPTAC reviewed the submissions by the OTR and the Petitioner and finds that the OTR's valuation conclusion, which was reached by utilizing the reported PGI of the subject property with other information from the income and expense report, accurately achieves an estimated value of the subject which is in fact higher than the proposed assessment.

In consideration of the aforementioned, the RPTAC sustains the proposed assessment for the Tax Year 2013.

11/1/1/1/

Andrew Dorchester

FURTHER APPEAL PROCEDURES

COMMISSIONER SIGNATURES



IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statutes you Are hereby notified of your assessment for the current year <u>2013</u> as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

3.543.600

	Date: J	January 30, 2013	
Legal Descript	ion of Property		
Square: 2243	3 Lot: 0800		
Property Addre	ess: 4107 Connecticut Avenue N.	W.	***
OR	RIGINAL ASSESSMENT	F	INAL ASSESSMENT
Land	1,716,000	Land	1,716,000
Building	1,827,600	Building	1,827,600

Rationale:

Total

Pursuant to statute, the Petitioner must demonstrate by the preponderance of the evidence that the proposed Tax Year 2013 assessment of the real property by the Office of Tax and Revenue (OTR) does not represent the estimated value of the property as of the January 1, 2012, valuation date.

Total

The subject property is a 37 unit apartment building consisting of approximately 31,670 square feet of Gross Building Area (GBA) located on a 7,80O square footR5D land area. The unit mix is 19 one bedroom units, 8 two bedroom units and 10 three bedroom units. The building is located in the Upper Northwest quadrant of the District of Columbia.

The Petitioner's appeal is based on valuation and equalization. No evidence was submitted to support its equalization argument. The Income Approach was utilized to support the Petitioner's market value. The OTR utilized the Cost Approach to achieve its proposed assessment. The dispute in this case between the parties is the correct methodology to best derive market value.

The RPTAC reviewed the submission by the OTR and by the Petitioner and finds that the OTR's valuation conclusion, which was reached by utilizing the Cost Approach, arrived at a valuation of \$95,773 per unit. This valuation appears to be supported by apartment sales that occurred within Tax Years 2012 and 2013.

In consideration of the aforementioned, the RPTAC sustains the proposed assessment for the Tax Year 2013.

COMMISSIONER SIGNATURES

liftine Jones Andrew Dorchest

3,543,600

FURTHER APPEAL PROCEDURES



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year $\underline{2013}$ as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

	Da	ite: December 19, 2012			
Legal Descr	ription of Property				
Square: 3	591 Lot: 0800				
Property Ac	ldress: 1325 5 th Street NE				
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT		
Land	15,619,240	Land	14,675,220		
Building	426,340	Building	426,340		
Total	\$ 16,045,580	Total	\$ 15,101,560		

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq

FURTHER APPEAL PROCEDURES

GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE CHIEF FINANCIAL OFFICER OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION



Suffix

AGENT'S COMPANY NAME: ____

Square

Rev. 8/13/12

3591

RPTAC ASSESSMENT STIPULATION FORM

Lot (s)

800

	Property Address		1325 5 TH Street NE			
	Petitioner		. EAJ 1309 5 TH St	reet LLC		
			STIPULATION AGREE	MENT		
EXPE	DITIOUSLY SETTLI	E THIS MATTE	VEEN THE PETITIONER AND TO R, EACH PARTY AGREES TO STU AR <u>2013</u> AS FOLLOWS:			
			PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSES	SED VALUE	
	LAI	ND	\$15,619,240	\$14,675,22	0 .	
	IMI	PROVEMENTS	\$426,340	\$426,340		
	тот	TAL	\$16,045,580	\$15,101,56	0	
PROPE	RTY TAX APPEALS C	OMMISSION'S AI	EEMENT, THE PARTIES AGREE THA	ATED ASSESSMENT, TH	AT VALUE SHALL BECOME TO	
FOR T	E THE REAL PROPER' THE DISTRICT O APPRAISER: SUPERVISORY A All stipulations, Gen. Com., stipu	F COLUMBIA APPRAISER:- lations must originate with	S HEIRS, ASSIGNS OR SUCCESSORS S COMMISSION OR APPEAL SUCH V. 4: h Supervisory Appraiser for change greater than 25% visory Appraiser for changes greater than 25% or over	Date or over \$4 million.	te: <u>12/13/12</u>	
F	APPEALS & LITA RESIDENTIAL M Appenis & Liligation Manager (C tesidential Manager (All stipulat	ANAGER:	ANAGER/ sere value change is greater than 10% or over \$5 millio	Dat	te:	
0	CHIEF APPRAIS Properties where value change is greater than 20% or over \$12 mi	greater than 20% for Re	sidential; greater than 20% or over \$4 million for Gen.	Com. Dat	e:	
	RECTOR:	granter tlinn 30% or over	\$20 million.)	Dat	e:	
	HE PETITIONER OWNER/AGENT:	<u>e:</u> (Glexle	Dat	e: 12·10·12	



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year <u>2013</u> as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

		Date:	December 19, 2012		
Legal Descr	iption of I	Property		_	
Square: 3	594	Lot: 0003			
Property Ad	ldress: 50	00 Penn Street NE			
ORIGINAL ASSESSMENT			FINAL	ASSESSMENT	
Land		14,722,880	Land		13,910,090
Building		1,000	Building		1,000
Total	\$	14,723,880	Total	\$	13,911,090

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE CHIEF FINANCIAL OFFICER OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

Lot (s)

Suffix

3594

AGENT'S COMPANY NAME:

Rev. 8/13/12

Square

	Property Address		500 Penn Street NE		
	Petitioner		Maurice Limited P	artnership	
EXPE	DITIOUSLY SE	TTLE THIS MATTER		MENT HE DISTRICT OF COLUMBIA THAT IN C PULATE TO THE ESTIMATED MARKET V.	
			PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE	
		LAND	\$14,722,880	\$13,910,090	
	40	IMPROVEMENTS	\$1,000	\$1,000	
		TOTAL .	\$14,723,880	\$13,911,090	
PROPE	RTY TAX APPEA	LS COMMISSION'S AI	DOPTION OF THE PARTIES' STIPUL	AT UPON ACCEPTANCE BY THE PARTIES AND ATED ASSESSMENT, THAT VALUE SHALL BE SHALL CONTEST THIS VALUE IN FURTHER ALUE TO ANY COURT	COME THE
PROPE ASSESS BEFOR	RTY TAX APPEA ED VALUE AND E THE REAL PRO	LS COMMISSION'S AI	DOPTION OF THE PARTIES' STIPUL S HEIRS, ASSIGNS OR SUCCESSORS S COMMISSION OR APPEAL SUCH V.	AT UPON ACCEPTANCE BY THE PARTIES AND ATED ASSESSMENT, THAT VALUE SHALL BE SHALL CONTEST THIS VALUE IN FURTHER ALUE TO ANY COURT.	COME THE
	APPRAISER: SUPERVISOR	RY APPRAISER:	Majon 80	or over \$4 million. Siz million.) Date: 12/13/13	2 2
]	RESIDENTIA	LITAGATION M. L. MANAGER: nager (Commercial properties what stipulations)	ANAGER/	Date:	
(CHIEF APPR Properties where value of greater than 20% or over		sidential; greater than 20% or over \$4 million for Gendal.)	Com. Date:	_
D	IRECTOR:	nange is grenter than 30% or over		Date:	
	<i>HE PETITIO</i>)WNER/AGE		gwill.	Date: _12.10.12	



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year <u>2013</u> as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 31, 2013

Legal Description of Property

Square: 3822

I

Lot: 0821

Property Address: 816 Michigan Avenue NW

	ORIGINAL ASSESSMENT	AL ASSESSMENT FINAL ASSESS		
Land	8,315,810	Land	4,331,150	
Building	18,450	Building	267,460	
Total	\$ 8,334,260	Total	\$ 4,598,610	

Rationale:

The Real Property Tax Appeals Commission (RPTAC) held a four minute hearing with the Office of Tax and Revenue (OTR) in the aforementioned matte on December 13, 2012. At the onset of the hearing both the Petitioner and OTR made the RPTAC aware that the actual proposed assessed value was different than the value shown on the Appraiser's Summary Report and in OTR's system. OTR and the Petitioner are in agreement that the value of the subject should be \$4,598,610. OTR stated that \$8,315,810 proposed assessment on the Appraiser's Summary Report was a data entry error on OTR's part. OTR's property record card, included in OTR's submission, shows a contradictory value to that on its Appraiser's Summary Report. OTR stated that it would attempt to resolve this issue by December 21, 2012. As of this time this decision, OTR had not corrected its billing system entry, but does report the correct value in its valuation system. RPTAC encourages OTR to resolve this issue expediently. The RPTAC hereby corrects this error.

COMMISSIONER SIGNATURES

Andrew Dorchester

Cliftine Jones

Sean Warfield

FURTHER APPEAL PROCEDURES



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year 2013 as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

January 30, 2013 Date:

Legal Description of Property

Square: 4376

Lot: 0809

Description 1St Ct + CTV

	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	1,545,780	Land	1,264,725
Building	-0-	Building	-0-
Total	\$ 1,545,780	Total	\$ 1,264,725

Rationale:

The Real Property Tax Appeals Commission (RPTAC) reviewed submissions by the Office of Tax and Revenue (OTR) and the Petitioner and listened to the arguments from both parties on December 13, 2012. The bases of the appeal are equalization and valuation. The subject is a part of a development site. The Petitioner argues that the subject is overvalued and that the Assessor has failed to take in to account all of the typographical issues that are associated with this parcel of land. According to the commercial property land worksheet the Assessor has taken into account some of the topographical issues. Because of its unique location, RPTAC has applied an adjustment factor to account for the subject's location, and shape. Hence, RPTAC reduces the assessment for Tax Year 2013.

COMMISSIONER SIGNATURES

FURTHER APPEAL PROCEDURES



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 31, 2013

Legal Description of Property

Square: PAR 0087 Lot: 0515

Property Address: 5720 Georgia Avenue NW

(ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	1,829,670	Land	1,829,670
Building	269,130	Building	269,130
Total	\$ 2,098,800	Total	\$ 2,098,800

Rationale:

Pursuant to statute, the Petitioner must demonstrated, by a preponderance of the evidence, that the proposed Tax Year 2013 assessment for the real property by the Office of Tax and Revenue (OTR) does not represent the estimated value of the property as of January 1, 2012, valuation date.

The bases of the appeal are equalization and valuation, however the Petitioner provided no evidence to support its equalization argument. The subject property is a small commercial building located in the Petworth neighborhood of the District of Columbia, consisting of 9,500 square feet of gross building area.

The RPTAC reviewed the submissions by the OTR and the Petitioner. In this case, the OTR has allotted approximately 95% of the subject's valuation in the land assessment and has given a small value to the building. The use of the cost approach by OTR is the main dispute in this case. The Petitioner submitted the income and expense report and has derived a value from stabilizing the income and expenses. The achieved value is less than the land value of the current assessment. The Petitioner provided no land sales to refute the OTR's land assessment.

After final review, the RPTAC sustains the proposed assessment for the Tax Year 2013.

COMMISSIONER SIGNATURES

Cliftine Jones

Andrew Dorchester

FURTHER APPEAL PROCEDURES

Sean Warfield



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year <u>2013</u> as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 30, 2013

Legal Description of Property

Square: PAR 0124 Lot: 0163

Property Address: 225 Gallatin Street NE

	ORIGINAL ASSESSMENT	FINAL ASSESSMENT	
Land	1,721,460	Land	1,721,460
Building	125,170	Building	125,170
Total	\$ 1,846,630	Total	\$ 1,846,630

Rationale:

The subject property consists of two parcels that are part of a concrete plant site, zoned FT/M, Fort Totten overlay which precludes residential development. The Petitioner presents the following arguments to support its contention that the proposed assessment should be reduced: there are building height restrictions in the area; there are extremely old improvement structures on the subject with nominal value; the subject is located next to a trash station; the subject is landlocked with no legal access rights and access can only be achieved through a private road or a public road which the Park Service closes frequently; there are no recent sales of M zoned property anywhere near the subject to support the proposed assessment value; and finally, the OTR entered into a stipulation agreement on an adjacent comparable property at a lower price per point FAR and a lower price per square foot than the proposed assessment of the subject.

OTR argues that there is no definitive evidence to support the Petitioner's contention that the subject is landlocked and that there appears to be an easement and/or a legal right of way via Gallatin Street, NE/Farragut Street, NE. The OTR also indicates that the proposed assessment was derived with the current use of the property and the narrow access in mind; further, although there were no similarly zoned sales available, the assessor provides C-M-1 and C-M-3 zoned sales to support the proposed assessment. Neither the Petitioner nor OTR was able to provide the Commission with the basis of the rationale for the stipulation reached on the aforementioned adjacent property. The Commission has reviewed the documentation and considered the testimony of the parties. The Commission finds that the Petitioner failed to demonstrate by a preponderance of the evidence that the proposed assessment by OTR is erroneous; therefore, the proposed assessment is sustained.

Hillary Lovick, Esq.

Donald Isaac

FURTHER APPEAL PROCEDURES

COMMISSIONER SIGNATURES

Richard Amato, Esq.



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 30, 2013

Legal Description of Property

Square PAR0124 Lot: 0172

Property Address: Gallatin Street, NE

(ORIGINAL ASSESSMENT	FINAL ASSESSMENT		
Land	1,457,070	Land	1,457,070	
Building	-0-	Building	-0-	
Total	\$ 1,457,070	Total	\$ 1,457,070	

Rationale:

The subject property consists of two parcels that are part of a concrete plant site, zoned FT/M, Fort Totten overlay which precludes residential development. The Petitioner presents the following arguments to support its contention that the proposed assessment should be reduced: there are building height restrictions in the area; there are extremely old improvement structures on the subject with nominal value; the subject is located next to a trash station; the subject is landlocked with no legal access rights and access can only be achieved through a private road or a public road which the Park Service closes frequently; there are no recent sales of M zoned property anywhere near the subject to support the proposed assessment value; and finally, the OTR entered into a stipulation agreement on an adjacent comparable property at a lower price per point FAR and a lower price per square foot than the proposed assessment of the subject.

OTR argues that there is no definitive evidence to support the Petitioner's contention that the subject is landlocked and that there appears to be an easement and/or a legal right of way via Gallatin Street, NE/Farragut Street, NE. The OTR also indicates that the proposed assessment was derived with the current use of the property and the narrow access in mind; further, although there were no similarly zoned sales available, the assessor provides C-M-1 and C-M-3 zoned sales to support the proposed assessment. Neither the Petitioner nor OTR was able to provide the Commission with the basis of the rationale for the stipulation reached on the aforementioned adjacent property. The Commission has reviewed the documentation and considered the testimony of the parties. The Commission finds that the Petitioner failed to demonstrate by a preponderance of the evidence that the proposed assessment by OTR is erroneous; therefore, the proposed assessment is sustained.

Hillary Lovick, Esq.

Donald Isaac

FURTHER APPEAL PROCEDURES

COMMISSIONER SIGNATURES

Richard Amato, Esq.



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year <u>2013</u> as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

	Date:	December 19, 2012	
Legal Descr	iption of Property		
Square: P	AR 0124 Lot: 0181		
Property Ad	ldress: 221 Gallatin Street NE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	10,265,450	Land	9,581,080
			1,000
Building	1,000	Building	1,000
Total	\$ 10,266,450	Total	\$ 9,582,080

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq

FURTHER APPEAL PROCEDURES

GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE CHIEF FINANCIAL OFFICER OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION

Suffix---

Square

Petitioner

Rev. 8/13/12

Property Address

Par

RPTAC ASSESSMENT STIPULATION FORM

Lot (s)

221 Gallatin Street, NE

Super Concrete Corporation

181

EXPEDITIOUSL	Y SETTLE THIS MATTER	VEEN THE PETITIONER AND T R, EACH PARTY AGREES TO STI		
THE SUBJECT P	ROPERTY FOR TAX YEA	AR 2013 AS FOLLOWS:		8
		PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VA	ALUE
	LAND	\$10,265,450	\$9,581,080	
	IMPROVEMENTS	\$1,000	\$1,000	
	TOTAL	\$10,266,450	\$9,582,080	
STIPULATED PE	ERCENTAGE CHANGE:	6.67 % STIPULATED VA	LUE CHANGE \$ 684.370	
		ue of the subject property was the property as a developmen		ative factors present
at the subject p	property when valuing	the property as a developmen	t site.	
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Appeals & Litigs Residential Man	ation Manager (Commercial properties w ager (All stipulations)	here value change is greater than 10% or over \$5 milli	on.)	
CHIEF A	PPRAISER:		Date:	14
(Properties when		esidential; greater than 20% or over 54 million for Ger cial.)		
DIRECTO	OR:		Date:	
(Properties where	e value change is greater than 30% or ove	er \$20 million.)		
FOR THE PET	Control of the Contro	9/11/02		10 10 10
OWNER	AGENT:	- Culp W	Date:	12.12.12
AGENT'S	S COMPANY NAME:	3		



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year $\underline{2013}$ as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

		Date:	December 19, 2012		
Legal Desci	ription of P	roperty			
Square: I	PI00473	Lot: 0120			
Property Ac	ddress: 13	00 Maine Avenue SW			
		L ASSESSMENT		FINAL A	ASSESSMENT
Land		-0-	Land		-0-
Building		1,024,820	Building		891,250
Total	\$	1,024,820	Total	\$	891,250

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE CHIEF FINANCIAL OFFICER OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

473

Lot (s)

1300 Maine Ave SW

120

Suffix

Square

Rev. 8/13/12

Property Address

PI00

	Petitioner		The Washington N	Marina Co	
			STIPULATION AGREE	MENT	
EXPE	DITIOUSLY SE	TTLE THIS MATTER		HE DISTRICT OF COLUMBIA THA PULATE TO THE ESTIMATED MAR	
			PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE	
		LAND	\$0	\$0	
		IMPROVEMENTS	\$1,024,830	\$891,250	
		TOTAL	\$1,024,830	\$891,250	
JUST	IFICATION:	: OTR reevaluate	13.03 % STIPULATED V	bject property based on the lease	e terms of the
Bubjec	property as	na an adjustment c	o the discount rate used to var	ue the property.	
PROPEI ASSESS BEFORE	RTY TAX APPE ED VALUE ANI E THE REAL PR	ALS COMMISSION'S AID NEITHER PARTY, ITS OPERTY TAX APPEALS CT OF COLUMBIA	DOPTION OF THE PARTIES' STIPUL S HEIRS, ASSIGNS OR SUCCESSORS S COMMISSION OR APPEAL SUCH V	AT UPON ACCEPTANCE BY THE PARTI ATED ASSESSMENT, THAT VALUE SHL SHALL CONTEST THIS VALUE IN FUI ALUE TO ANY COURT. Date:	ALL BECOME THE
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1	RESIDENTL	LITAGATION M. AL MANAGER: anager (Commercial properties will stipulations)	ANAGER Jour Col	lici Date: 13D	ec. Zo12
(CHIEF APPE Properties where value greater than 20% or ov		ridential; greater than 20% or over \$4 million for Gen.	Com. Date:	
	Properties where value	change is greater than 30% or over	\$20 million.)	Date:	
-	HE PETITIO DWNER/AG	The same of the sa	g. and	Date:12./	0.12
F	AGENT'S CO	OMPANY NAME:			



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 22, 2013

Legal Description of Property

Square: PI000724 Lot: 0146

Property Address: 105 D Street NE

	ORIGINAI	L ASSESSMENT		FINAL A	SSESSMENT
Land		-0-	Land		-0-
Building		913,710	Building		14,250
Total	\$	913,710	Total	\$	14,250

Rationale:

This is an appeal of a possessory interest tax assessment against the Petitioner's leasehold interest in the building in which it operates The Monocle Restaurant under a lease with the United States of America, which owns both the land and the building. The subject lease is an annual lease at the rate of \$56,369 per annum, which is subject to termination by either the Petitioner or the United States with 90 days notice. This means that the Petitioner's right of occupancy exists for only 90 days. Pursuant to D.C. Official Code § 47-1005.01(b)(2012 Supp.), it is "the leasehold interest" of property leased by the United States which "shall be assessed and taxed." The Petitioner estimates its 90-day leasehold interest in the Monocle Restaurant building to be worth \$14,250 that is approximately three month's rent under the lease.

Accordingly, the Commission finds that the assessed value of the Petitioner's possessory interest in the subject building for Tax Year 2013 is \$14,250.

COMMISSIONER SIGNATURES

Gregory Syphax

Richard Amato, Esq.

Hillary Lovick, Esq.

FURTHER APPEAL PROCEDURES



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

		Date:	January 25, 2013		
Legal Descr	iption of P	roperty			
Square: P	1003675	Lot: 0163			
Property Ad	ldress: 45	30 Fort Totten Drive NE	3		
	ORIGINA	L ASSESSMENT		FINAL A	ASSESSMENT
Land		-0-	Land		-0-
Building		838,060	Building		446,135
Total	S	838,060	Total	\$	446,135

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE CHIEF FINANCIAL OFFICER OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

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Rev. 8/13/12



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year <u>2013</u> as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

	Dat	e: January 25, 2013	
Legal Desci	ription of Property	-	
Square: I	PI005633 Lot: 0166		
Property Ac	ddress: 2604 Naylor Road SE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	-()-	Land	-()-
Building	798,090	Building	116,940
Total	\$ 798,090	Total	\$ 116,940

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq

FURTHER APPEAL PROCEDURES

GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE CHIEF FINANCIAL OFFICER OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

5633

Lot (s)

0166

Suffix

Square

Rev. 8/13/12

Petitioner	4. 7.2	Park Naylor As	enciates	5 .9 .	
79.375.55		STIPULATION AGREE			
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		PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULAT	ED ASSESSED VALUE	
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IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year 2013 as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

	Dat	e: January 25, 2013					
Legal Descr	ription of Property	•					
Square: P	P1005633 Lot: 0167						
Property Ac	ldress: 2675 Naylor Road SE						
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT				
Land	-()-	Land		-0-			
Building	1,062,370	Building		155,660			
Total	\$ 1,062,370	Total	\$	155,660			

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE CHIEF FINANCIAL OFFICER OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

5633

STIPULATION AGREEMENT

Lot (s)

2675 Naylor Road SE

Park Naylor Associates

0167

Suffix

Square

Petitioner

PIOO

Property Address

	ROPERTY FOR TAX YEA	AR2013 AS FOLLOWS:	PULATE TO THE ESTIMATED MAI	RKET VALUE FOR
		PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE	
8 = 4	LAND	\$0.	\$0	
Abda	IMPROVEMENTS	\$1,062,370	\$155,660	1725-117145-147
	TOTAL	\$1,062,370	\$155,660	
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RESIDENT		ere value change is greater than 10% or over \$5 million	Date: 9 <u>J</u>	<u>~ 2013</u>
CHIEF AP		idential; greater than 20% or over \$4 million for Gen.	Date: /-	27-17
preater than 20% or	-	Koht fan	Date: 1/24	/13



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year 2013 as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

	Da	ate: January 25, 2013					
Legal Descr	iption of Property						
Square: P	1005633 Lot: 0168						
Property Ac	ldress: 2660 Naylor Road SE						
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT				
Land	-0-	Land	-0-				
Building	1,021,180	Building	149,630				
Total	\$ 1,021,180	Total	\$ 149,630				

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE CHIEF FINANCIAL OFFICER OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION

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RPTAC ASSESSMENT STIPULATION FORM

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		IMPRO	VEMENTS	- 14	\$1,021,180	1.1.		\$149,630		17	5 13 200	
1	100	TOTAL			\$1,021,180	1.1.1	18.5	\$149,630		. (;	ter op er seuene e en,	e to 11 Supple Supple Supple Supple
strict (of Colum	bia. The ent is \$792	entire parc	cel includ	OTR's review Lots 166	5-771. The	original a	ssessment	was \$5	,409,	280 and t	he
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DR TH AP	E REAL P E <u>DISTR</u> PRAISEI PERVISO	ROPERTY T ICT OF C R: DRY APP	CAX APPEALS COLUMBIA CRAISER:	COMMISS L	SSIGNS OR S SIGN OR APPI	EAL SUCH VI	SLUE TO AN	Y COURT.	e: <u>1/4</u>	1	12, 12	kriygs j
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(Prope	rties where valuer than 20% or o	RAISER: change is greate ver \$12 million fo	r than 20% for Res r Major Commercia	sidential; greater	r than 20% or over 3	S4 million for Gen.	Com.	Date	:		24-1	3
DIR!		change is greater	than 30% or over	/	KUT	- Jan	~	Date		12	4/13	
(Proper		ONER:	than 30% or over	/	KAA Inle	- Jan	~	Date		12/19	4/13	
(Proper R THE O'W)	Ties where yatue PETITIC NER/AG	ONER:		/	SANT Es Avtis	Charte	red	7		12/19	4/13	



IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year <u>2013</u> as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

	Da	te: January 25, 2013		
Legal Desc	ription of Property			
Square: I	PI005633 Lot: 0169			
Property A	ddress: 2548 Naylor Road SE			
	ORIGINAL ASSESSMENT		FINAL A	SSESSMENT
Land	-0-	Land		-0-
Building	590,620	Building		85,540
Total	\$ 590,620	Total	\$	85,540

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

GOVERNMENT OF THE DISTRICT OF COLUMBIA. OFFICE OF THE CHIEF FINANCIAL OFFICER OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

Property Address Park Naylor Associates STIPULATION ASCREEMENT SITHULATION AGREEMENT SITHULATION AGREEMENT SITHULATION AGREEMENT SHEREBY AGREED BY AND BETWEEN THE PETITIONER AND THE DISTRICT OF COLUMBIA THAT IN ORDER TO PEDITIOUSLY SETTLE THIS NATIER, EACH PARTY AGREES TO STIPULATE TO THE ESTIMATED MARKET VALUE FOR ESUBJECT PROPERTY FOR TAX YEAR _ 2013 _ AS FOLLOWS: PROPOSED ASSESSED VALUE [PROPOSED ASSESSED VALUE] LAND DATEROVEMENTS SS90,620 S85,540 DATEROVEMENTS SS90,620 S85,540 TOTAL THE PERCENTAGE CHANGE: _ 85.5 _ % STIPULATED VALUE CHANGE \$ 505,080		Square	P100	Suffix	5633	Lot (s)		0169	1.0	
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RESIDENTIAL MANAGER: Appeals & Litigation Manager (Commercial properties where value clange is greater than 10% or over \$3 million.) Residential Manager (All stipulations) CHIEF APPRAISER: (Properties where value change is greater than 20% for Residential; greater than 20% or over \$4 million for Gen. Com. greater than 20% or over \$12 million for Major Commercial.) DIRECTOR: (Properties where value change is greater than 30% or over \$20 million.) THE PETITIONER: OWNER/AGENT: AGENT'S COMPANY NAME: Wilkes Artis Chartered Date: 2 4 9 13 Date: 2 4 12 Date: 2 4 12	APP SUP	E REAL PRO E DISTRIC PRAISER PERVISO Initiations. Gen. Co Commercial stipu	OPERTY TAX APPEALS CT OF COLUMBIA RY APPRAISER: m. stipulations must originate will lations must originate with Super-	SUPERVISOR APPROISER for charges go	A D	LUE TO ANY	Date	Me.	· · · · · · · · · · · · · · · · · · ·	
prenter than 20% or over \$12 million for Major Commercial.) DIRECTOR: (Properties where value change is greater than 30% or over \$20 million.) Date: 1/24/13 THE PETITIONER: OWNER/AGENT: AGENT'S COMPANY NAME: Wilkes Artis Chartered.	RES.	IDENTIA	L MANAGER:	- 1.90	ollice		Date	91	an 201	3
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IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year <u>2013</u> as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

	Date	: January 25, 2013	
Legal Desci	ription of Property	•	
Square: I	PI005633 Lot: 0170		
Property Ac	ddress: 2534 Naylor Road SE		
	ORIGINAL ASSESSMENT		FINAL ASSESSMENT
Land	-0-	Land	-0-
Building	1,022,590	Building	149,830
Total	\$ 1,022,590	Total	\$ 149,830

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE CHIEF FINANCIAL OFFICER . OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION

RPTAC ASSESSMENT STIPULATION FORM

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IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

		Date	: January 25, 2013		
Legal Descr	ription of P	roperty			
Square: I	PI005633	Lot: 0171			
Property A	drass: 25	20 Naylor Road SE			
		L ASSESSMENT		FINAL A	ASSESSMENT
Land		-0-	Land		-0-
Building		914,430	Building		133,980
Total	\$	914,430	Total	s	133,980

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

GOVERNMENT OF THE DISTRICT OF COLUMBIA ** OFFICE OF THE CHIEF FINANCIAL OFFICER . OFFICE OF TAX AND REVENUE REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

ALC: VINE

0-2 3876

Secret

	Square	P100 ·	3.0	Suffix	5633. •	Lot (s)		0171		
	Property	Address.	1		2520 Nayl	or Road SE	13			
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